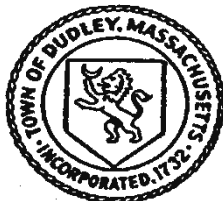


TOWN OF DUDLEY MASSACHUSETTS PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET DUDLEY, MA 01571

DUDLEY PLANNING BOARD

Mark L. Marzeotti, Chairman
Guy E. Horne, Jr., Vice Chairman
Pamela Humphrey, Clerk to the Board
Kevin Sullivan, Member
Daniel Edmiston, Member
John Briare, Alternate Member



DUDLEY PLANNING STAFF

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PLANNING BOARD MEETING MINUTES

Wednesday, May 23, 2018 7:00 pm

Dudley Municipal Complex, Room 321-A (DMC, Veterans Memorial Hall)

7:00 PM Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, May 9, 2018 by Chairman Mark L. Marzeotti. Planning Board members present were: Guy Horne, Jr., - Vice Chair, Kevin Sullivan-Member, Pamela Humphrey-Clerk to the Board, Dan Edmiston-Member and Don Johnson-Town Planner.

A. Meeting Minutes for May 9, 2018

- a. Mr. Horne **moved to approve the minutes of May 9, 2018.** Seconded by Mr. Sullivan. Unanimous.

B. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets, including:

- a. Pierpont Estates – Don talked with Jeff Walsh. Mr. Walsh is asking about the granite inlets on the catch basins. Mr. Cerqueira doesn't think more is needed. Mr. Walsh will review the drainage calculations and submit a report.
- b. Piasta Road – Hasn't heard any progress on it, but it was clear to all involved of work to be completed, pavement replaced, etc., and Mr. Androlewicz wants to finish it.
- c. Rocky Hill Estates – Mr. Johnson stated Mr. Chojnacki asked to be on agenda, but was not present.
- d. Eisenhower Drive – neither the return receipt nor the certified letter has been returned at this point. Next step is to wait for the results of the Certified Letter mailing.

C. Preliminary Subdivision Plan: 20 single-family lots with access from 27 Jesse Road, Four Lots Dudley Realty Trust, applicant.

- a. Joe Abasamra, representative for Four Lots Realty Trust, spoke about the changes made with the comments, suggestions and concerns from the last meeting Mr. Abasamra attended.
 - i. On the old plan, concerns were: grading and stormwater, crossing and lot 20 crossing over an easement.
 - ii. Changes made: shortened length from 800 feet to 775 feet, number of lots on street is 18, grade of road pitched at a lighter angle and a low spot at throat of turnaround, greatly reduced the grading. Stayed out of no-build zone of wetlands. Made larger swale behind houses, 50-foot open space frontage, rest of houses have 100 foot frontage.
 - iii. Jeff Walsh's comments report was received by applicant on May 23, 2018:
 - 1. Actual list of waivers – applicant put two waivers on cover sheet, which are: allowing street width of 24 in lieu of 26 required
 - 2. Dead end street length of 776 feet with access to 15 lots in lieu of 600 feet with access to 12 lots
 - 3. More in depth review of stormwater
 - iv. Don asked about the ratio, is it 1"=60' or 1"=40' on the plan sheet. It's 1"=40' now

- v. Guy asked about the roadway cross section, should be 50', applicant's is at 44'. The right of way is part of the roadway and brings it to 50'
- vi. Pam asked about the wetlands dumping that was occurring off Alton Drive.
 - 1. The owner did the dumping without the knowledge of Ranger Engineering. They were pulling fill off corner lot and dumped it at the peak of the slope.
 - 2. Pam mentioned that they went over the wetland flags. Mr. Abesamra said he didn't think so, but will verify. Will rehang wetland flags; not positive where they are now or were. Stated applicant shouldn't have even touched the lot.
 - 3. Mark stated that it was their responsibility to the Town to ensure that the applicant and contractor is in tune with how work will happen in Dudley, that it's shocking what happened, shouldn't have happened and they will keep their eyes on it.
- vii. Don asked about the grades on the lots. Mr. Abesamra said the grades are approximately 1% off Jesse Road and it's graded up – garages are one or two feet off the driveway, sill elevation is another foot or two. The rough grades are about 542. Not a lot of fill going in there. With the exception of lots 7, 8, and 9, which have garage unders, so they didn't have to cut up the hill so much. All lots in the back are step downs, a couple are walk-outs.
- viii. Dan asked about the 540s not matching up. Mr. Abesamra said there's an existing swale near lot 9. There will be a 3-foot berm along lot 10.
- ix. Dan asked where is the swale draining to. Mr. Abesamra said they haven't done the full stormwater on it, but as of right now, no proposed pavement, no treatment needed, drains to wetlands now. If needed, will put in a basin. Retaining walls will be 4 feet or under on the garage unders on lots 7, 8 and 9.
- x. Kevin asked if the sidewalk could be extended up Alton Drive. Mr. Abesamra said they will consider it and the costs associated with it. He will discuss with applicant.
- xi. Guy asked about street lighting. Mr. Abesamra said it's on sheet 7; one on lot 3 and one on lot 11 at cul-de-sac.
- xii. Pam asked the size of each lot. Mr. Abesamra stated they are a minimum of 15,000 SF lots.
- xiii. Dan asked if the street lights should match up with the number of fire hydrants. Mr. Abesamra will find out.
- xiv. Kevin asked about tree design on sheet 5, will it be new planting or old growth. The Town Bylaw states they have to be planted and alive before the Town accepts the street.
- xv. Guy asked about the open space square footage. It's on page 4 – Lot B open space, not buildable, 144 SF. Open space is close to 8 acres, includes wetlands. Guy asked if they could post upland calculation for the open space so they'll know what is usable for future use.
- xvi. They will submit an application to Conservation, as all lots are within the 100-foot buffer zone.
- b. **Mr. Horne moved to approve the preliminary plan for Dudley Estates owned by Four Lots Realty Trust with revised date of drawings of May 18, 2018 and the requested waivers section 482 street width of 24 feet in lieu of 26 feet and section 4 A 4.A, allow length of road to be 776 feet with access to 15 lots in lieu of 600 feet with access to 12 lots.** Seconded by Mr. Edmiston. Unanimous.

D. Discussion on the status of Economic Development Planning, including:

- a. Integration of 2015 Village District Study and scheduling of Village District Walk and Phase 2 Commencement of work plan
 - i. Mr. Johnson reported that he met with the ECD and CMRPC will be starting Phase 2 in June. Attended a workshop of SEDS. Mr. Briare sent a letter asking to take a second look at agriculture, lot of agricultural land in Dudley. Village District Walk will be scheduled later. Don to send out a couple of tentative dates.

E. Planner's Plate – met with Town Administrator and Ed Switzer from Forefront Power and the scheduling of a hearing in June regarding solar overlay. Need 3 weeks to post for a Public Hearing. Don to check with the AG on whether it is needed to post another Public Hearing on the solar overlay as it was passed over at the Town Meeting.

F. Member Comments – Guy spoke about variances being short-term contracts, good for one year. If they are not used within that year, the variance is null and void.

G. Other Business – none

Adjournment

- a. Mr. Horne **moved to adjourn at 7:07 PM.** Seconded by Ms. Humphrey. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of May 23, 2018

Mark Marzeotti, Chairman

Guy Horne, Jr., Vice-Chairman

Pamela Humphrey, Clerk to the Board

Kevin Sullivan, Member

Daniel Edmiston, Member